

Curdridge Parish Council

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MINUTES OF FULL COUNCIL MEETING OF CURDRIDGE PARISH COUNCIL HELD AT 7.00 PM ON THURSDAY 19 OCTOBER 2023 IN THE BILLIARD ROOM AT CURDRIDGE READING ROOM CURDRIDGE

Present:

Cllr Eric Bodger (Chairman)

Cllr Larry Burden

Cllr Jonathan Carkeet (present for the discussion of item 23.225.1 – deferred until the end of the meeting)

Cllr Paul Haskins

Cllr Philip Hedger

Cllr Lynne Newton

In attendance:

Jenny Whittle (Parish Council Manager - PCM)

Cllr Hugh Lumby (County Councillor)

Resident – Steve Wallin

Representatives from Adam Knibb Architects

Public Session

23.220 Apologies for Absence

Cllr Sian Townsend.

23.221 Declarations of Interest

There were no declarations of interest.

23.222 To receive reports from the County Councillor, District Councillors and Hampshire Constabulary Representative, if applicable (usually given at the end of each month)

The written reports to Councillors were noted.

Cllr Lumby queried when Council would be submitting its County Councillor Grant Application.

The Cricketers Pond working party members confirmed they are currently finalising future project costs. **ACTION: CLLRS HASKINS/NEWTON/TOWNSEND**

23.223 To approve the Minutes of Full Council Meeting on 21 September 2023

Resolved to approve the Full Council Minutes of 21 September 2023. ACTION: CHAIR/PCM.

23.224 To approve the Minutes of Planning, Highways & Licensing Meeting on 5 October 2023

Resolved to approve the Minutes of the Planning, Highways & Licensing Meeting on 5 October 2023. ACTION: CHAIR/PCM.

23.225 Planning Applications received from Winchester City Council, Hampshire County Council, Eastleigh Borough Council or River Hamble Harbour Authority for decision/response

23.225.1 Jasmine Cottage Hillside Kitnocks Hill Curdridge Southampton Hampshire - The proposed extension and refurbishment of an existing early 20th century, detached, four-bedroom dwelling with a detached double garage to include the demolition of existing extensions on all sides, the internal reconfiguration of the main dwelling, the addition of both single-storey extension and two-storey extensions, and the addition of an annexe to the existing double garage. Case Officer: Cameron Finch. Case No: 23/02031/HOU.

The applicants' planning consultants (Adam Knibb Architects) were in attendance to answer any questions. They advised that the scheme had been revised (as previously presented to Full Council) to take on board CPC/WCC's previous objections in relation to the proposal being over-bearing, over development and causing over shadowing.

The Chair asked for clarification that no alterations were being made in relation to the house; the architect confirmed there were not. He also raised several questions regarding the revisions to the annexe; he queried size, height, boundary position and whether there would be encroachment onto neighbouring land during construction. Adam Knibb Architects confirmed that the footprint of the annexe remains unchanged as it is using the existing foundations and blockwork, although the cladding will increase the size minimally but is being used to tie the annexe in with the house. Building companies approached believe they can carry out the development and cladding without encroaching onto neighbouring property. The annexe will now have a flat roof and the professional survey carried out confirms there will no longer be any overshadowing.

Mr Wallin (a neighbour) felt that the revised scheme does not address CPC/WCC's previous objections about being over-bearing, over-development and over shadowing and he also believes the boundary on the proposed plans still encroach onto his property.

Members discussed this application and asked Cllr Carkeet for his opinion based on his planning knowledge and site visit. Cllr Carkeet advised Members that whilst he understood Mr Wallin's concerns about the accuracy of the boundary, boundary disputes are unfortunately not a planning matter. He also said that Council must take on board the results of the professional 3D visual surveys presented in support of the planning application and must presume them to be verified and accurate. He felt that the flat roof proposed also mitigates Council's other concerns previously raised.

Cllr Haskins and Newton still had concerns about the proposed development being over-bearing due to the height of the annexe. Cllr Carkeet verified the height of the roof and it was confirmed by the architect that the revised ridge is 2.51 metres 4 metres back from the boundary.

Resolved DO NOT OBJECT subject to Winchester City Council ensuring that the conditions recommended for the previous application (as set out below) are retained for this application if permitted:

"01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

02 The development hereby permitted shall be constructed in accordance with the following plans:

Location Plan received 30 March 2023

Block/Site Plan received 30 March 2023

Proposed Site Plan received 31 May 2023 drawing no. 0407-150 REV P2

Proposed Ground Floor Plan received 30 March 2023 drawing no. 0407-250

Proposed First Floor Plan received 30 March 2023 drawing no. 0407-251

Proposed Roof Plan received 30 March 2023 drawing no. 0407-252

Proposed Annex Plan received 31 May 2023 drawing no. 0407-253 REV P3

Proposed Annex Plan received 30 March 2023 drawing no. 0407-254

Proposed Elevations received 30 March 2023 drawing no. 0407-450

Proposed Elevations received 30 March 2023 drawing no. 0407-452

Proposed Elevations received 31 May 2023 drawing no. 0407-452 REV P2

Reason: In the interests of proper planning and for the avoidance of doubt.

03 The materials to be used in the construction of the external surfaces of the development hereby permitted shall be those as detailed in the materials section of the associated application forms.

Reason: To ensure a satisfactory visual relationship between the new development and the existing.

04 The annex hereby permitted shall be occupied in association with the dwelling house or shall be used for the purposes ancillary to the dwelling house. At no time shall the annex be occupied as an independent unit of accommodation.

Reason: To accord with the terms of the application and to prevent the creation of inappropriate units of accommodation, possibly leading to over intensive use of the site.

05 Prior to the installation of any external lighting, details of locations and specifications must be submitted to and approved in writing by the Local Planning Authority.

Reason: The site is in a sensitive location and lighting may impact upon surrounding habitats and species.”

ACTION: PCM.

23.226 Planning Decisions and Appeals notified by Winchester City Council/HCC - to be noted

23.226.1 Yew Trees Harmsworth Farm Botley Road Curbridge Southampton Hampshire SO30 2HB - Proposed erection of two no 3 bed semi detached dwellings with carports. Case Officer: Aaron Brown. Case No: 23/01068/FUL. **PERMITTED. NOTED.**

23.226.2 Woodside Botley Road Curbridge Southampton Hampshire SO30 2HB - Proposed 2 storey side and front extension. Proposed new roof with loft conversion. Associated internal rework. Proposed two car garage and gated front boundary. Case Officer: Cameron Finch. Case No: 23/01515/HOU. **PERMITTED. NOTED.**

23.227 Finance

23.227.1 To approve Finance Report dated 19 October 2023, Quarterly Report and cheque signing & payments

Resolved to approved the Finance Report dated 19 October 2023. ACTION: PCM.

23.227.2 To ratify Council opening a Nationwide Instant Saver Business Account with the sum of £85,000.00 to help protect Council investments with all current Members signing the application to be signatories on the account.

Resolved that Council will open a Nationwide Instant Access Business Account and will deposit £85,000 into the account with all current Members (Cllr Bodger, Cllr Burden, Cllr Carkeet, Cllr Haskins, Cllr Hedger, Cllr Newton and Cllr Townsend) to sign the application form to become account signatories. ACTION: PCM.

23.227.2 North Whiteley Development Boundary Review Ear-Marked Funds – to receive update and decide upon action (if applicable)

The PCM advised that Whiteley Town Council would only agree to Steve Tilbury’s professional fees and printing costs totalling £1,075.00 being deducted from the ear-marked funds of £10,514.00, with the balance of £9,439.00 being paid to them. Members discussed this and were very unhappy that Whiteley Town Council were not amenable to making a gesture of goodwill on the basis that they had incurred very minor costs. It was also noted that Winchester City Council should have added a proviso into the agreement that protected Council and allowed for all costs incurred by Curdridge Parish Council to be deducted from the ear-marked funds.

Resolved to make the payment of £9,439.00 to Whiteley Town Council, with the cheque being approved and signed at the next Full Council Meeting on 16 November 2023.

ACTION: PCM.

23.227.3 Cricketers Pond Renovation – to finalise County Councillor Grant Application details (including replacement duck house etc)

Cllr Newton advised that members of the working party were finalising future costs to be included in the County Councillor Grant Application up to the sum of £1,000. Members agreed to revise the proposed duck house project to incorporate composite posts and decking boards to create the base for the new duck house to sit on to avoid the base rotting. **ACTION: CLLRS HASKINS/NEWTON/TOWNSEND.**

23.227.4 St Peters Church Grant Application

This item was deferred as the completed Grant Application has not yet been received.

23.228 Correspondence & Telecommunications

23.228.1 HCC – Flood Management Guidance for Landowners. **Noted.**

23.228.2 Winchester City Council - Consultation on the review of Licensing Policy under Licensing Act 2003. **Noted.**

23.228.3 Winchester City Council - Jigsaw Meet & Greet: October - December 2023.

23.228.4 HCC Newsletter. **Noted.**

23.228.5 Office of the Police & Crime Commissioner Newsletter. **Noted.**

23.228.6 Southern Parishes Minutes. **Noted.**

23.228.7 WCC – Green Campaign Promotions. **Noted.**

23.228.8 WCC - Consultation: Statement of Community Involvement. **Noted.**

23.228.9 WCC - Local Council's Conference – 16th November 2023 at 3.30-5.30pm in the Walton Suite at the Guildhall. **Noted; Cllr Bodger confirmed he will be attending.**

23.228.10 HCC - Planned Maintenance - W1110 - Station Hill, Curdridge - Carriageway Resurfacing - Work Notification – UPDATE programmed to be carried out on Friday 20th October 2023, during which we will require a road closure for a short period between 20:00 - 06:00hrs. **Noted.**

23.228.11 HALC Newsletter. **Noted.**

23.229 To note Parish Clerk's Update Report (previously circulated to Members)

Allotment Recreation (wildflower meadow) - Cllr Newton updated that the wildflower seeds have now been planted. **ACTION: PCM.**

23.230 To receive reports from Parish Councillors

Curdridge Parish Council Vision Statement (public consultation) – in the absence of Cllr Carkeet, Cllr Hedger advised that the public consultation dates had been finalised (28th October - 09.00am to 12 noon and 13th November - 6pm to 9pm). The PCM is receiving notifications of attendance and will provide a list of attendees prior to each meeting. The Vision Statement working party will consider budgeting for the future maintenance of a new CPC Facebook page and to have the parish website maintained externally (rather than by the PCM), to reduce future workload. **ACTION: CLLRS
CARKEET/HASKINS/HEDGER/NEWTON.**

23.231 Exempt Business - to pass a resolution in accordance with the Public Bodies (Admission to Meetings) Act 1960 to exclude the public and press for discussion of the following business where publicity might be prejudicial to the special nature of the business.

23.232 To receive WCC's update reports on Enforcement cases (if applicable) and decide upon any action required.

23.233 Staffing Matters

Deferred to Full Council Meeting 16 November 2023

MEETING CLOSED 8.02PM.